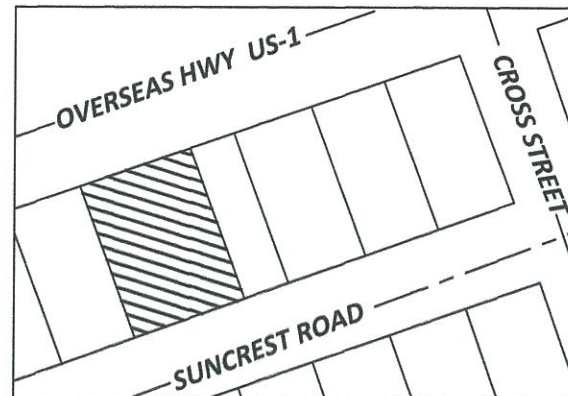


## LOCATION MAP

N.T.S.



## LEGAL DESCRIPTION:

ON THE ISLAND OF STOCK ISLAND AND BEING LOT 17 OF SUN KREST SUBDIVISION, A SUBDIVISION OF PART OF LOT 1, SECTION 34, TOWNSHIP 67 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 107, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND

NORTHWESTERLY 20 FEET OF LOT 16, SUN KREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 107 OF THE PUBLIC RECORD OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 16 OF THE AFORESAID SUN KREST SUBDIVISION AND BEAR THENCE NORTHEASTERLY AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE AT RIGHT ANGLES AND IN A SOUTHEASTERLY DIRECTION 100 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY LINE OF THE SAID LOT 16; THENCE AT RIGHT ANGLES AND IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF THE SAID LOT 16; FOR A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE SAID LOT 16, SUN KREST SUBDIVISION, OF THE AFORESAID PLAT; THENCE AT RIGHT ANGLES AND IN A NORTHWESTERLY DIRECTION 100 FEET BACK TO THE POINT OF BEGINNING.

## CERTIFIED TO:

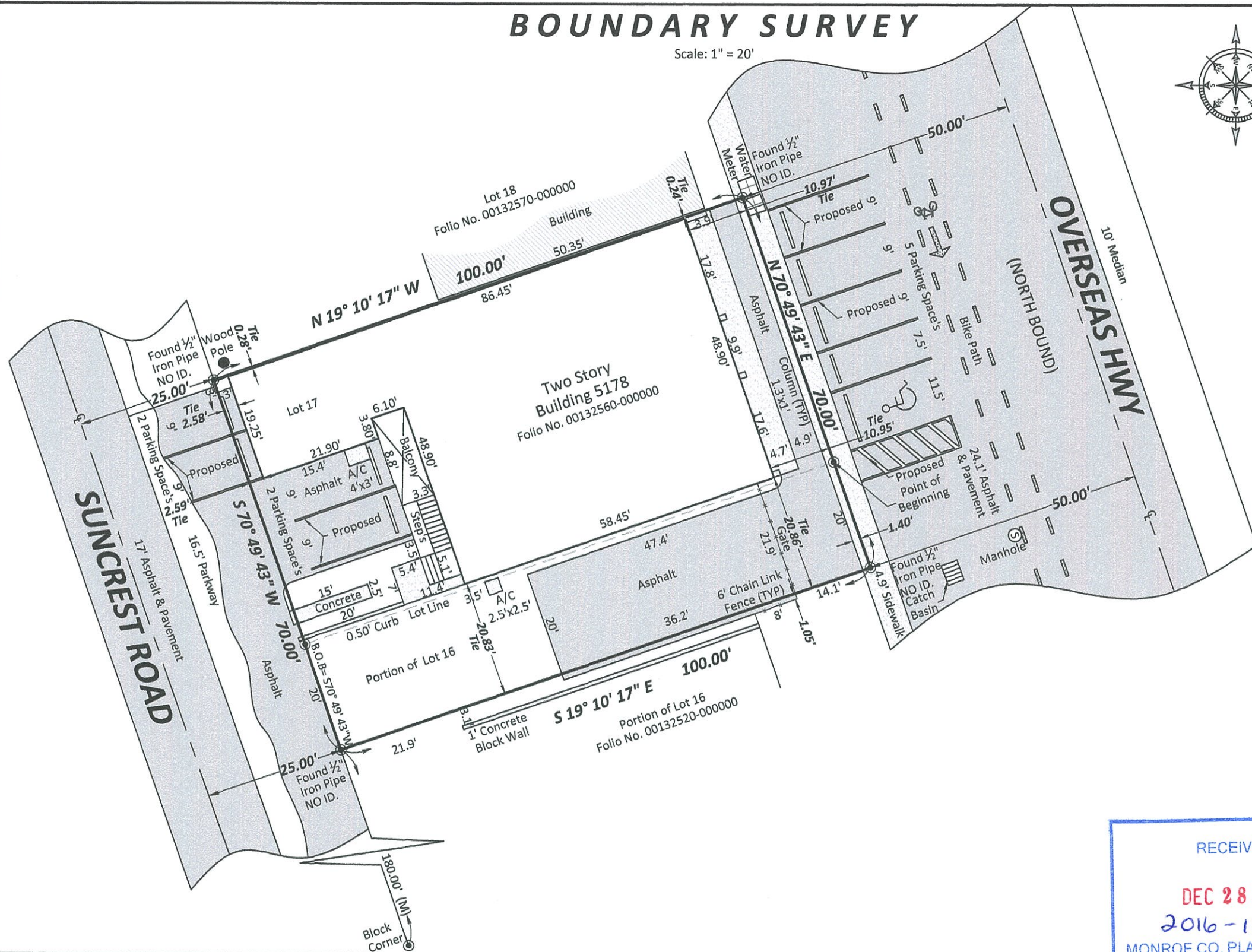
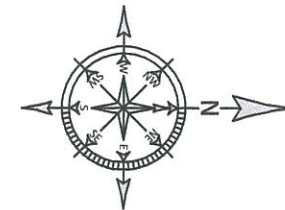
• VICTORIA CASTELLANOS

## SURVEYOR'S NOTES:

1. The above captioned property was surveyed and described based on the above legal description furnished by client.
2. This certification is only for the lands as described, it is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, ABSTRACT NOT REVIEWED.
3. There may be additional restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4. Ownership subject to OPINION OF TITLE.
5. Type of Survey: BOUNDARY SURVEY.
6. Location and identification of utilities on or adjacent to the property were not secured as such information was not requested.
7. Unless otherwise noted, this Firm has not attempted to locate Footings and/or Foundations (underground).
8. This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
9. Precision of Closure 1:10000 Commercial/High Risk Class Survey.
10. Bearings shown are assumed and are based on the North of Right of Way Line of **SUNCREST ROAD**, Being **S 70° 49' 43" W**.
11. All dimensions are same as recorded unless otherwise noted.

## BOUNDARY SURVEY

Scale: 1" = 20'



RECEIVED

DEC 28 2016

2016-112

MONROE CO. PLANNING DEPT

## FLOOD ZONE INFORMATION:

COMMUNITY NAME:	COUNTY, MONROE OF	125129
COMMUNITY MAP:	PANEL NUMBER:	SUFFIX:
12087C	1528	K
MAP REVISED:	FLOOD ZONE:	BASE FLOOD ELEVATION:
02-18-2005	AE	9

PROPERTY ADDRESS: 5178 OVERSEAS HIGHWAY, SOUTH STOCK ISLAND, FL 33040.

## BENCHMARK INFORMATION

BENCHMARK:	DESCRIPTION:
	LOCATION:

SHEET:	DESIGNED BY:
1	Y. Fernandez
OF 1 SHEET(S)	
DATE:	CHECKED BY:
06-09-2016	Jose M. Rives
PROJ. No:	SCALE:
160196	1" = 20'



**LAND SURVEYORS - LAND PLANNERS**  
7725 S.W. 129TH COURT  
Miami, Florida 33183

**JOSE M. RIVES Jr.**  
P.S.M. No. 6685 · L.B. No. 7836  
PHONE: (786) 486-8088 FAX: (305) 382-4334

## CERTIFICATION:

BY:

FOR THE FIRM  
**JOSE M. RIVES Jr.**  
P.S.M No. 6685  
STATE OF FLORIDA

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT

## LEGEND AND ABBREVIATIONS

PG. = PAGE.  
P.B. = PLAT BOOK  
C = CENTER LINE  
No. = NUMBER  
(TYP) = TYPICAL

N.T.S. = NOT TO SCALE  
B.O.B. = BASIS OF BEARING  
I.D. = IDENTIFICATION  
(M) = MEASURED  
A/C = AIR CONDITIONER

## ELEVATIONS NOTE: (IF REQUESTED AND SHOWN).

1. ) 0.00' Indicates existing Elevations.
2. ) Elevations are referred to the National Geodetic Vertical Datum 1929.

REVISIONS:	PROJECT No.:	DATE:
UPDATE SURVEY	160270	08-18-2016